HOUSING MARKET INFORMATION

HOUSING NOW TABLES

Edmonton CMA

Date Released: December 2017

Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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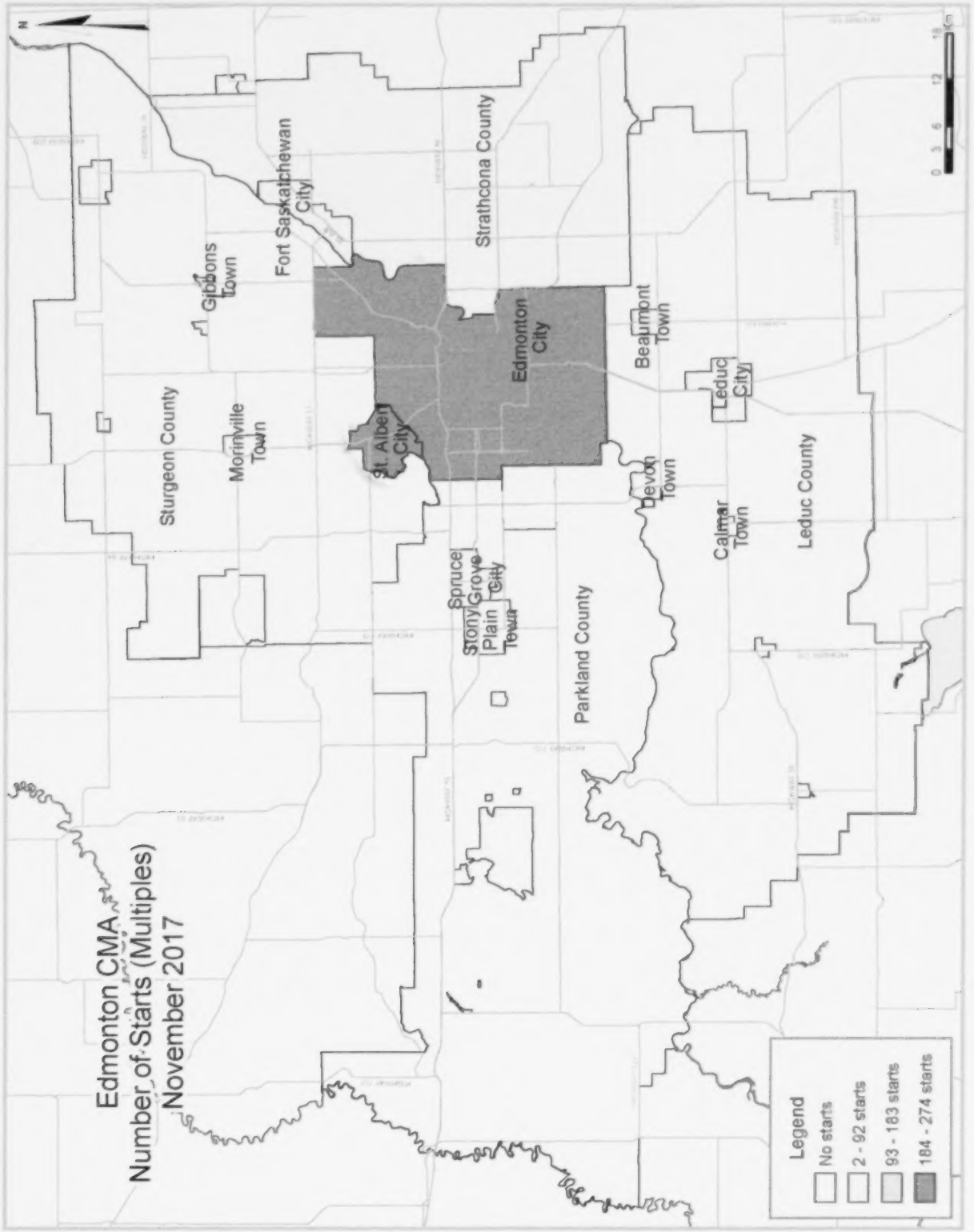
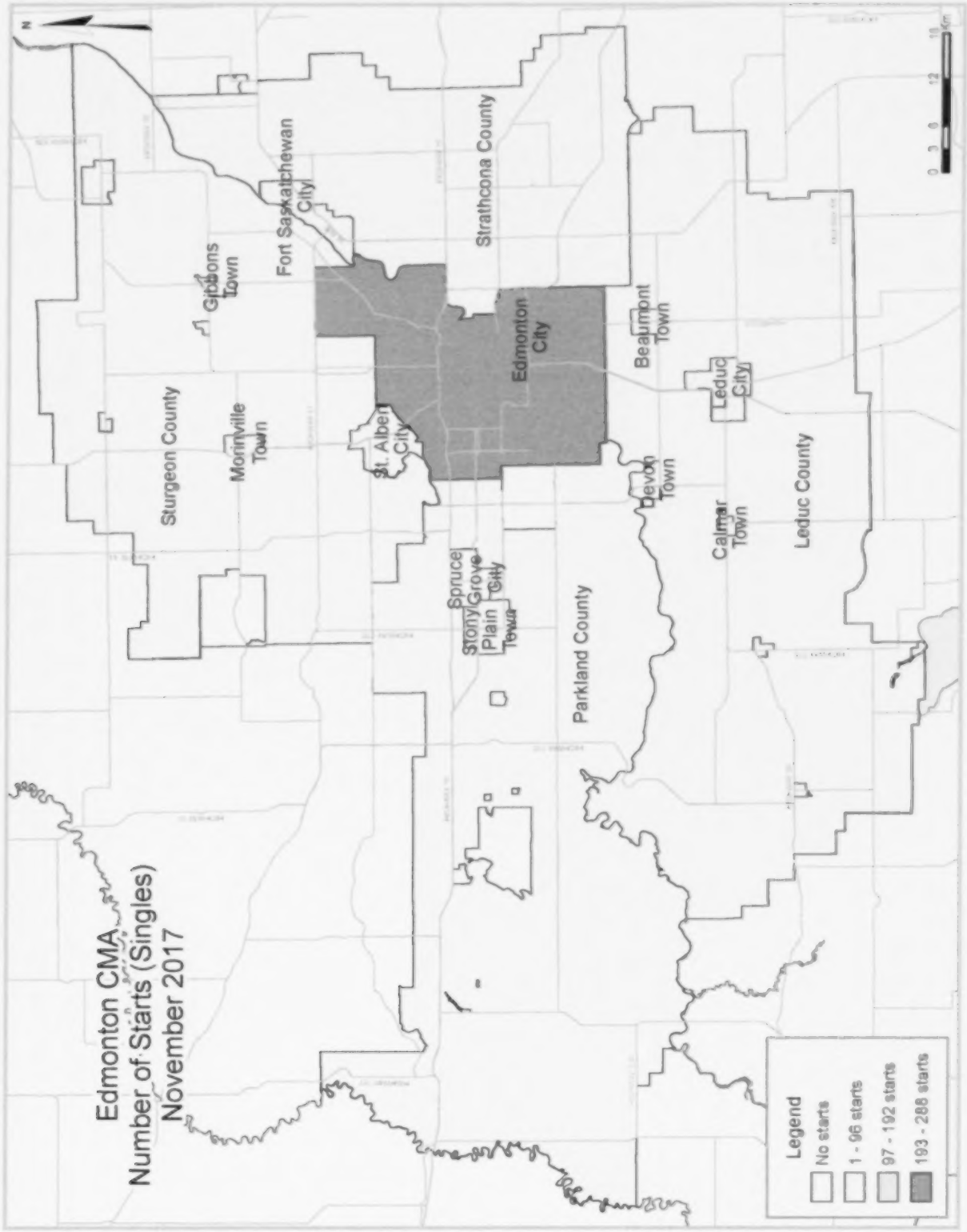
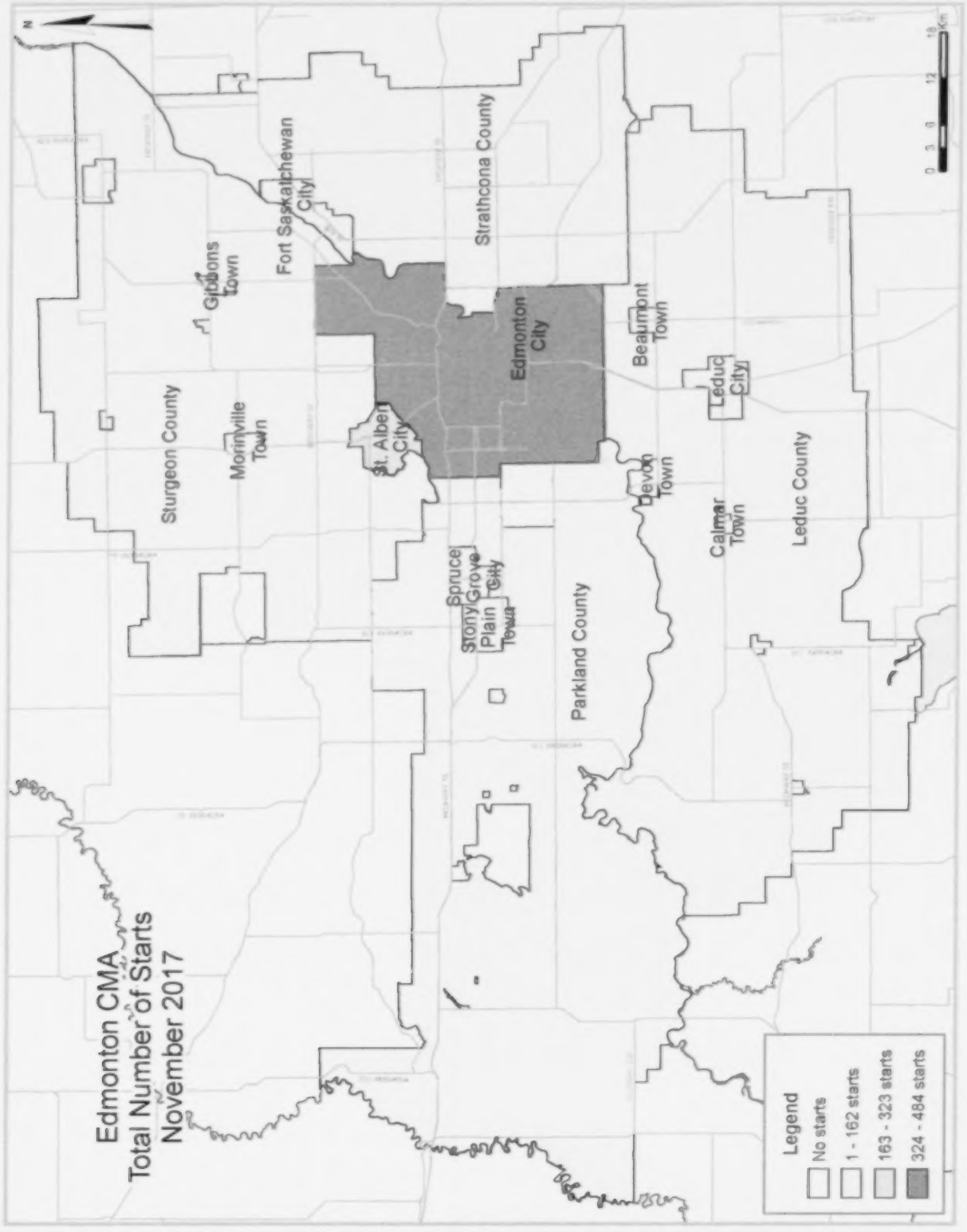
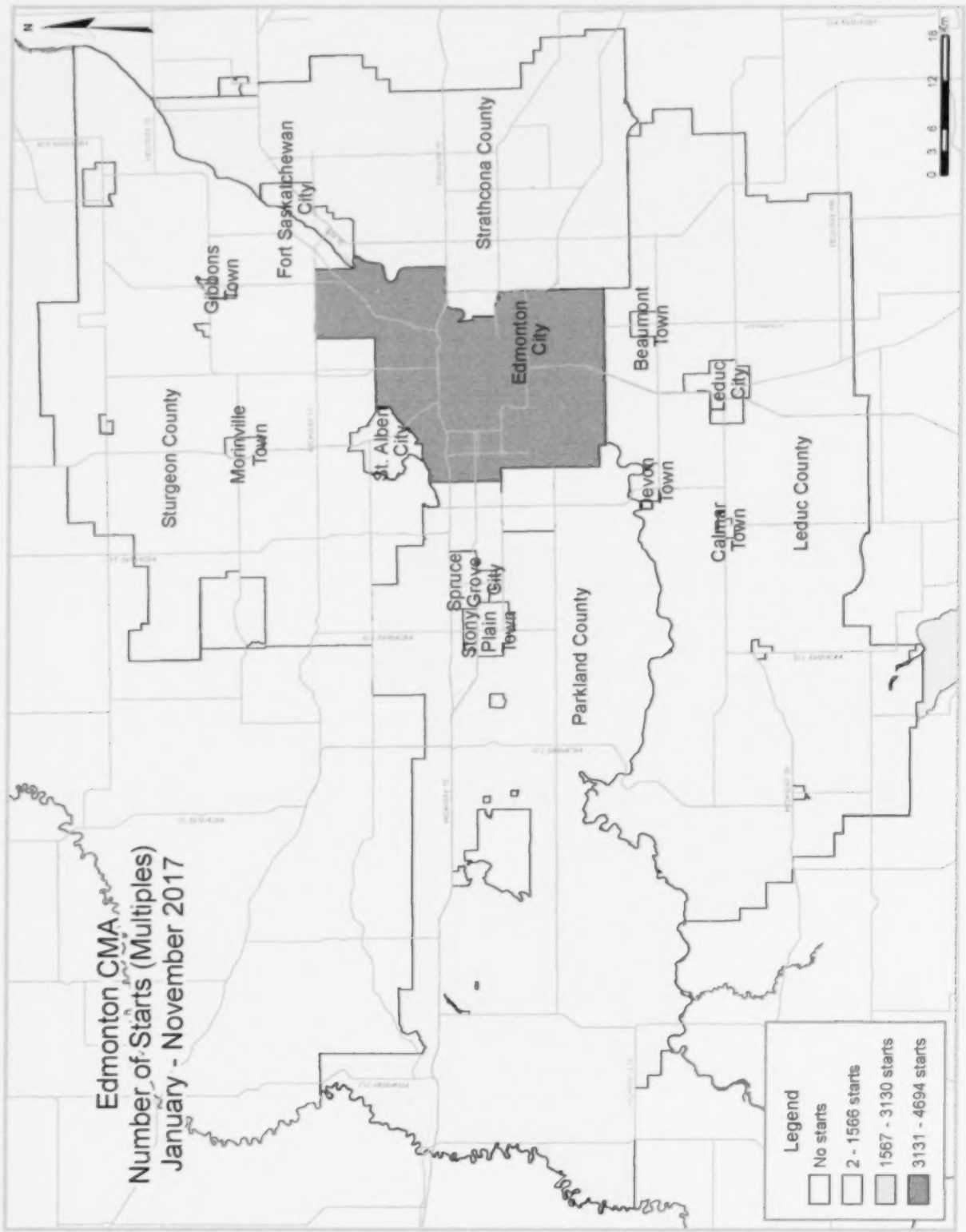
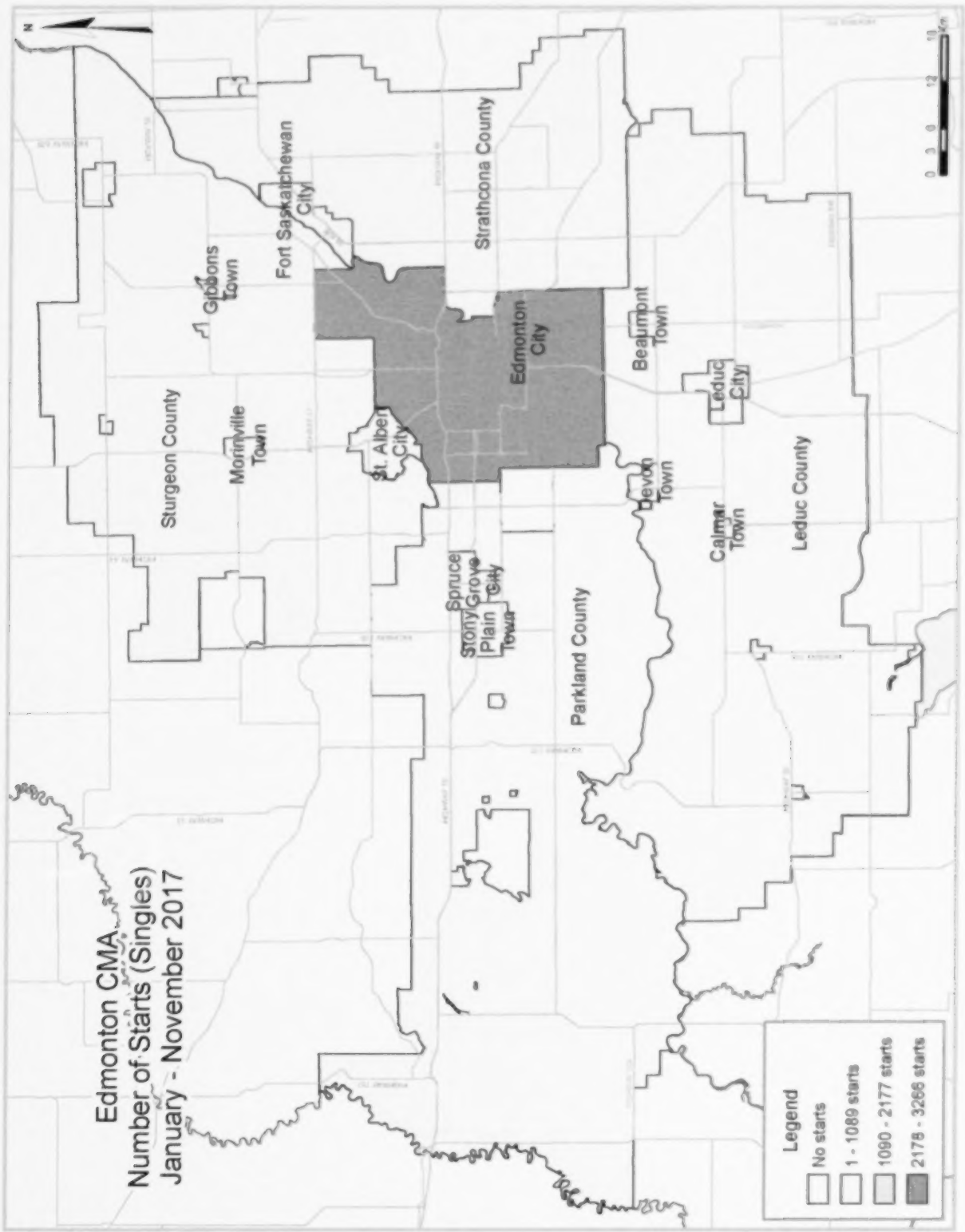
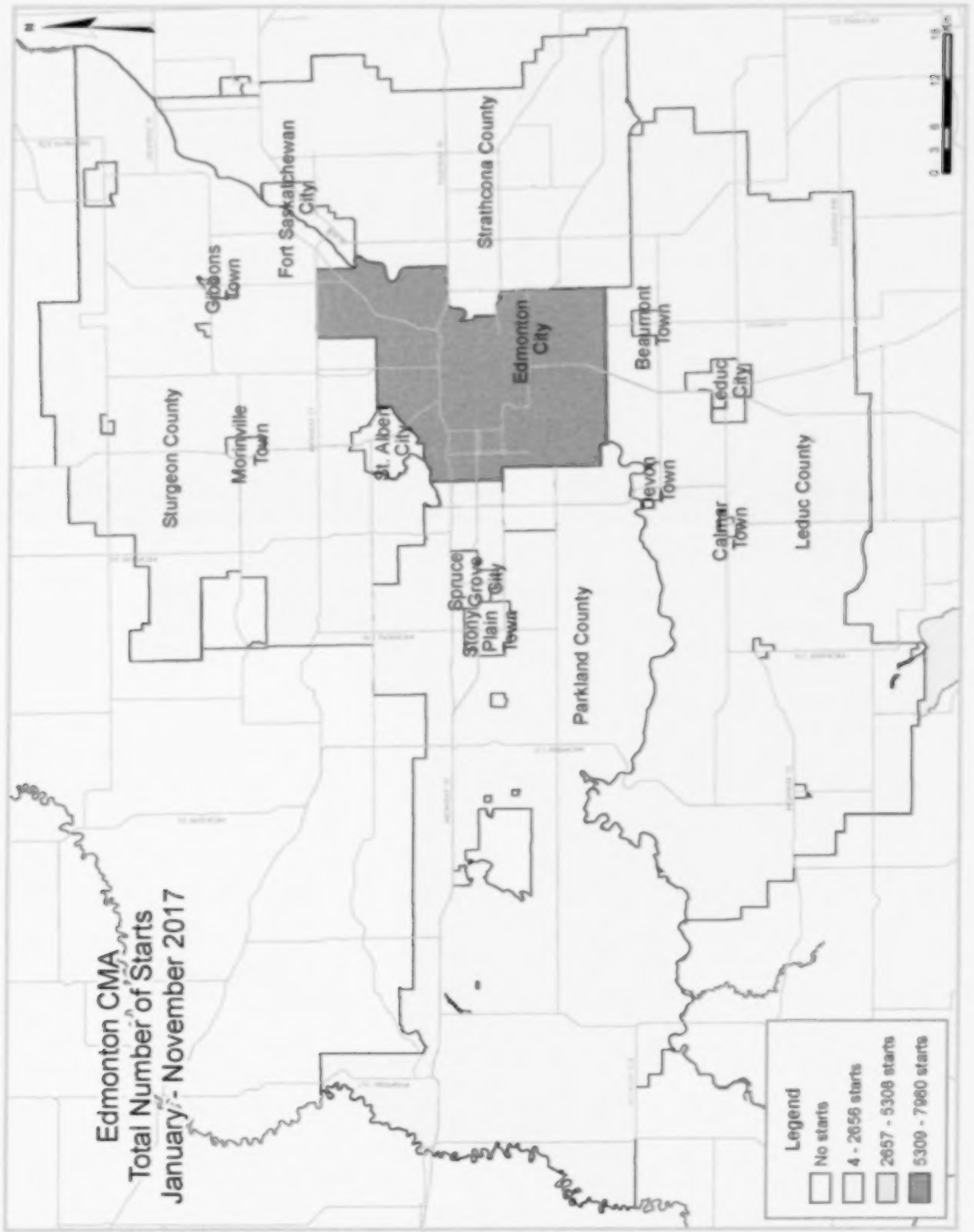

Edmonton CMA
Number of Starts (Multiples)
November 2017
N
Gibbons Town
Fort Saskatchewan City
Strathcona County
Sturgeon County
Morinville Town
St. Albert City
Edmonton City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove
Stony Plain City
Town
Parkland County
Legend
No starts
2 - 92 starts
93 - 183 starts
184 - 274 starts


Edmonton CMA
Number of Starts (Singles)
November 2017
N
Gibbons Town
Fort Saskatchewan City
Strathcona County
Sturgeon County
Morinville Town
St. Albert City
Edmonton City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
Legend
No starts
1 - 96 starts
97 - 192 starts
193 - 288 starts


Edmonton CMA
Total Number of Starts
November 2017
N
Gibbons Town
Fort Saskatchewan City
Strathcona County
Sturgeon County
Morinville Town
St. Albert City
Edmonton City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
0 3 6 12 18 Km
Legend
No starts
1 - 162 starts
163 - 323 starts
324 - 484 starts


Edmonton CMA
Number of Starts (Multiples)
January - November 2017
Legend
No starts
2 - 1566 starts
1567 - 3130 starts
3131 - 4694 starts
Edmonton City
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Spruce Grove City
Stony Plain Town
Parkland County
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
0 3 6 12 18 km


Edmonton CMA
Number of Starts (Singles)
January - November 2017
N
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Edmonton City
Strathcona County
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Stony Plain Town
Spruce Grove City
Parkland County
0 3 6 12 18 Km
Legend
No starts
1 - 1089 starts
1090 - 2177 starts
2178 - 3266 starts


Edmonton CMA
Total Number of Starts
January - November 2017
Legend
No starts
4 - 2656 starts
2657 - 5308 starts
5309 - 7960 starts
Edmonton City
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Spruce Grove City
Stony Plain Town
Parkland County
Devon Town
Beaumont Town
Leduc City
Calmar Town
Leduc County

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units
5	MLS® Residential Activity
6	Economic Indicators

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) November 2017		
Edmonton CMA[1]	October 2017	November 2017
Trend[2]	11,818	11,025
SAAR	9,160	10,663
	November 2016	November 2017
Actual		
November - Single-Detached	436	400
November - Multiples	550	526
November - Total	986	926
January to November - Single-Detached	3,926	4,616
January to November - Multiples	5,398	6,102
January to November - Total	9,324	10,718

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Edmonton CMA
November 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
November 2017	400	146	65	0	35	272	8	0	926
November 2016	435	178	34	1	42	164	0	132	986
% Change	-8.0	-18.0	91.2	-100.0	-16.7	65.9	n/a	-100.0	-6.1
Year-to-date 2017	4,611	1,736	599	5	592	2,065	67	1,043	10,718
Year-to-date 2016	3,918	1,758	453	8	690	1,404	115	978	9,324
% Change	17.7	-1.3	32.2	-37.5	-14.2	47.1	-41.7	6.6	15.0
UNDER CONSTRUCTION									
November 2017	3,247	1,164	446	4	608	3,164	135	1,812	10,580
November 2016	2,648	1,144	365	6	581	3,064	177	2,055	10,040
% Change	22.6	1.7	22.2	-33.3	4.6	3.3	-23.7	-11.8	5.4
COMPLETIONS									
November 2017	431	128	22	3	35	33	22	117	791
November 2016	406	140	27	2	91	124	32	292	1,114
% Change	6.2	-8.6	-18.5	50.0	-61.5	-73.4	-31.3	-59.9	-29.0
Year-to-date 2017	4,145	1,756	499	6	558	978	90	1,801	9,833
Year-to-date 2016	4,593	2,020	422	7	938	2,473	441	3,259	14,153
% Change	-9.8	-13.1	18.2	-14.3	-40.5	-60.5	-79.6	-44.7	-30.5
COMPLETED & NOT ABSORBED									
November 2017	692	355	82	4	126	767	n/a	n/a	2,026
November 2016	638	362	82	4	192	622	n/a	n/a	1,900
% Change	8.5	-1.9	0.0	0.0	-34.4	23.3	n/a	n/a	6.6
ABSORBED									
November 2017	364	127	25	1	31	45	n/a	n/a	593
November 2016	395	147	27	1	96	71	n/a	n/a	737
% Change	-7.8	-13.6	-7.4	0.0	-67.7	-36.6	n/a	n/a	-19.5
Year-to-date 2017	4,035	1,746	492	5	557	959	n/a	n/a	7,794
Year-to-date 2016	4,726	2,053	388	3	746	2,154	n/a	n/a	10,070
% Change	-14.6	-15.0	26.8	66.7	-25.3	-55.5	n/a	n/a	-22.6

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
November 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Edmonton City									
November 2017	288	116	52	0	24	4	0	0	484
November 2016	323	120	17	1	42	132	0	132	767
Beaumont Town									
November 2017	19	6	6	0	0	0	0	0	31
November 2016	25	2	0	0	0	0	0	0	27
Devon Town									
November 2017	0	0	0	0	0	0	0	0	0
November 2016	1	0	0	0	0	32	0	0	33
Fort Saskatchewan City									
November 2017	5	2	0	0	0	0	0	0	7
November 2016	3	8	0	0	0	0	0	0	11
Leduc City									
November 2017	14	8	4	0	0	0	0	0	26
November 2016	7	10	0	0	0	0	0	0	17
Leduc County									
November 2017	5	0	0	0	0	0	0	0	5
November 2016	8	2	0	0	0	0	0	0	10
Morinville Town									
November 2017	1	0	0	0	0	0	0	0	1
November 2016	2	0	0	0	0	0	0	0	2
Parkland County									
November 2017	12	0	0	0	0	0	0	0	12
November 2016	15	0	0	0	0	0	0	0	15
Spruce Grove City									
November 2017	0	0	0	0	11	0	8	0	19
November 2016	15	18	0	0	0	0	0	0	33
St. Albert City									
November 2017	11	6	0	0	0	268	0	0	285
November 2016	14	10	13	0	0	0	0	0	37
Stony Plain Town									
November 2017	3	0	0	0	0	0	0	0	3
November 2016	4	2	0	0	0	0	0	0	6
Strathcona County									
November 2017	30	8	3	0	0	0	0	0	41
November 2016	13	6	4	0	0	0	0	0	23
Sturgeon County									
November 2017	8	0	0	0	0	0	0	0	8
November 2016	2	0	0	0	0	0	0	0	2
Remainder of the CMA									
November 2017	4	0	0	0	0	0	0	0	4
November 2016	3	0	0	0	0	0	0	0	3
First Nations									
November 2017	0	0	0	0	0	0	0	0	0
November 2016	0	0	0	0	0	0	0	0	0
Edmonton CMA									
November 2017	400	146	65	0	35	272	8	0	926
November 2016	435	178	34	1	42	164	0	132	986

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
November 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Edmonton City									
November 2017	2,190	806	336	4	514	2,652	58	1,498	8,058
November 2016	1,774	762	305	6	485	2,639	84	1,730	7,785
Beaumont Town									
November 2017	147	28	15	0	0	22	0	0	212
November 2016	132	26	0	0	0	0	0	0	158
Devon Town									
November 2017	8	6	0	0	0	32	0	0	46
November 2016	8	10	0	0	0	32	0	0	50
Fort Saskatchewan City									
November 2017	67	48	16	0	6	0	0	0	137
November 2016	42	58	20	0	0	0	0	0	120
Leduc City									
November 2017	130	48	31	0	23	0	0	0	232
November 2016	84	50	4	0	24	0	0	0	162
Leduc County									
November 2017	52	6	0	0	0	0	0	0	58
November 2016	65	4	0	0	0	0	0	0	69
Morinville Town									
November 2017	30	6	0	0	0	0	0	0	36
November 2016	14	8	0	0	0	0	0	0	22
Parkland County									
November 2017	126	0	0	0	0	0	0	0	126
November 2016	93	0	0	0	0	0	0	0	93
Spruce Grove City									
November 2017	71	116	4	0	23	0	6	0	220
November 2016	93	92	12	0	30	0	22	0	249
St. Albert City									
November 2017	107	46	13	0	19	395	0	314	894
November 2016	84	62	13	0	23	325	0	87	594
Stony Plain Town									
November 2017	27	8	0	0	0	12	71	0	118
November 2016	35	28	0	0	0	12	71	66	212
Strathcona County									
November 2017	192	46	27	0	23	51	0	0	339
November 2016	126	40	7	0	19	56	0	172	420
Sturgeon County									
November 2017	77	0	0	0	0	0	0	0	77
November 2016	72	0	0	0	0	0	0	0	72
Remainder of the CMA									
November 2017	23	0	4	0	0	0	0	0	27
November 2016	26	4	4	0	0	0	0	0	34
First Nations									
November 2017	0	0	0	0	0	0	0	0	0
November 2016	0	0	0	0	0	0	0	0	0
Edmonton CMA									
November 2017	3,247	1,164	446	4	608	3,164	135	1,812	10,580
November 2016	2,648	1,144	365	6	581	3,064	177	2,055	10,040

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
November 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Edmonton City									
November 2017	335	80	22	2	29	33	14	117	632
November 2016	281	102	20	1	70	124	32	182	812
Beaumont Town									
November 2017	1	0	0	0	0	0	0	0	1
November 2016	18	0	0	0	0	0	0	0	18
Devon Town									
November 2017	0	0	0	0	0	0	0	0	0
November 2016	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City									
November 2017	19	14	0	0	2	0	0	0	35
November 2016	10	0	0	0	0	0	0	0	10
Leduc City									
November 2017	4	4	0	0	0	0	0	0	8
November 2016	10	8	4	0	0	0	0	0	22
Leduc County									
November 2017	0	0	0	0	0	0	0	0	0
November 2016	14	0	3	0	0	0	0	0	17
Morinville Town									
November 2017	0	0	0	0	0	0	0	0	0
November 2016	2	0	0	0	0	0	0	0	2
Parkland County									
November 2017	10	0	0	0	0	0	0	0	10
November 2016	16	0	0	0	0	0	0	0	16
Spruce Grove City									
November 2017	13	8	0	0	0	0	8	0	29
November 2016	20	12	0	0	10	0	0	0	42
St. Albert City									
November 2017	15	6	0	0	2	0	0	0	23
November 2016	5	2	0	0	7	0	0	110	124
Stony Plain Town									
November 2017	2	4	0	0	0	0	0	0	6
November 2016	10	4	0	0	4	0	0	0	18
Strathcona County									
November 2017	27	12	0	1	2	0	0	0	42
November 2016	13	12	0	1	0	0	0	0	26
Sturgeon County									
November 2017	4	0	0	0	0	0	0	0	4
November 2016	3	0	0	0	0	0	0	0	3
Remainder of the CMA									
November 2017	1	0	0	0	0	0	0	0	1
November 2016	4	0	0	0	0	0	0	0	4
First Nations									
November 2017	0	0	0	0	0	0	0	0	0
November 2016	0	0	0	0	0	0	0	0	0
Edmonton CMA									
November 2017	431	128	22	3	35	33	22	117	791
November 2016	406	140	27	2	91	124	32	292	1,114

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
November 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Edmonton City									
November 2017	425	207	56	3	89	549	n/a	n/a	1,329
November 2016	397	216	40	3	130	547	n/a	n/a	1,333
Beaumont Town									
November 2017	21	4	0	0	0	2	n/a	n/a	27
November 2016	22	7	3	0	0	3	n/a	n/a	35
Devon Town									
November 2017	3	0	0	0	0	0	n/a	n/a	3
November 2016	2	0	0	0	0	0	n/a	n/a	2
Fort Saskatchewan City									
November 2017	32	31	8	0	2	0	n/a	n/a	73
November 2016	28	33	4	0	5	0	n/a	n/a	70
Leduc City									
November 2017	38	20	5	0	1	0	n/a	n/a	64
November 2016	32	7	16	0	11	0	n/a	n/a	66
Leduc County									
November 2017	9	0	0	0	0	0	n/a	n/a	9
November 2016	10	0	0	0	0	0	n/a	n/a	10
Morinville Town									
November 2017	10	1	0	0	0	0	n/a	n/a	11
November 2016	12	2	0	0	0	0	n/a	n/a	14
Parkland County									
November 2017	11	0	0	0	0	0	n/a	n/a	11
November 2016	8	0	0	0	0	0	n/a	n/a	8
Spruce Grove City									
November 2017	39	39	2	0	5	23	n/a	n/a	108
November 2016	39	52	12	0	5	45	n/a	n/a	153
St. Albert City									
November 2017	32	11	3	0	5	164	n/a	n/a	215
November 2016	35	23	0	0	12	0	n/a	n/a	70
Stony Plain Town									
November 2017	17	15	2	0	2	0	n/a	n/a	36
November 2016	23	14	3	0	5	0	n/a	n/a	45
Strathcona County									
November 2017	44	26	4	1	21	29	n/a	n/a	125
November 2016	19	8	3	1	22	27	n/a	n/a	80
Sturgeon County									
November 2017	2	0	0	0	0	0	n/a	n/a	2
November 2016	4	0	0	0	0	0	n/a	n/a	4
Remainder of the CMA									
November 2017	9	1	2	0	1	0	n/a	n/a	13
November 2016	7	0	1	0	2	0	n/a	n/a	10
First Nations									
November 2017	0	0	0	0	0	0	n/a	n/a	0
November 2016	0	0	0	0	0	0	n/a	n/a	0
Edmonton CMA									
November 2017	692	355	82	4	126	767	n/a	n/a	2,026
November 2016	638	362	82	4	192	622	n/a	n/a	1,900

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
November 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Edmonton City									
November 2017	291	84	23	1	27	43	n/a	n/a	469
November 2016	261	102	19	1	69	66	n/a	n/a	518
Beaumont Town									
November 2017	4	5	0	0	0	0	n/a	n/a	9
November 2016	18	3	5	0	0	5	n/a	n/a	31
Devon Town									
November 2017	0	0	0	0	0	0	n/a	n/a	0
November 2016	0	0	0	0	0	0	n/a	n/a	0
Fort Saskatchewan City									
November 2017	8	6	1	0	0	0	n/a	n/a	15
November 2016	15	5	0	0	1	0	n/a	n/a	21
Leduc City									
November 2017	4	0	1	0	1	0	n/a	n/a	6
November 2016	15	11	0	0	3	0	n/a	n/a	29
Leduc County									
November 2017	0	0	0	0	0	0	n/a	n/a	0
November 2016	13	0	3	0	0	0	n/a	n/a	16
Morinville Town									
November 2017	1	0	0	0	0	0	n/a	n/a	1
November 2016	1	0	0	0	0	0	n/a	n/a	1
Parkland County									
November 2017	6	0	0	0	0	0	n/a	n/a	6
November 2016	15	0	0	0	0	0	n/a	n/a	15
Spruce Grove City									
November 2017	6	8	0	0	0	0	n/a	n/a	14
November 2016	19	10	0	0	10	0	n/a	n/a	39
St. Albert City									
November 2017	13	8	0	0	1	0	n/a	n/a	22
November 2016	5	1	0	0	3	0	n/a	n/a	9
Stony Plain Town									
November 2017	2	3	0	0	0	0	n/a	n/a	5
November 2016	7	4	0	0	10	0	n/a	n/a	21
Strathcona County									
November 2017	24	13	0	0	1	2	n/a	n/a	40
November 2016	16	11	0	0	0	0	n/a	n/a	27
Sturgeon County									
November 2017	4	0	0	0	0	0	n/a	n/a	4
November 2016	4	0	0	0	0	0	n/a	n/a	4
Remainder of the CMA									
November 2017	1	0	0	0	1	0	n/a	n/a	2
November 2016	6	0	0	0	0	0	n/a	n/a	6
First Nations									
November 2017	0	0	0	0	0	0	n/a	n/a	0
November 2016	0	0	0	0	0	0	n/a	n/a	0
Edmonton CMA									
November 2017	364	127	25	1	31	45	n/a	n/a	593
November 2016	395	147	27	1	96	71	n/a	n/a	737

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Edmonton CMA 2007 - 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2016	4,326	1,912	477	9	774	1,445	115	978	10,036
% Change	-23.5	-15.9	-30.1	-65.4	-36.1	-66.6	-58.5	-62.3	-41.1
2015	5,655	2,274	682	26	1,211	4,332	277	2,593	17,050
% Change	-17.2	-10.2	65.9	**	38.7	163.2	**	71.3	22.9
2014	6,827	2,532	411	4	873	1,646	65	1,514	13,872
% Change	14.5	30.1	-13.7	-33.3	-16.9	-47.3	-21.7	-25.9	-5.6
2013	5,964	1,946	476	6	1,050	3,121	83	2,043	14,689
% Change	5.5	-1.9	144.1	50.0	-1.0	57.4	**	5.1	14.4
2012	5,654	1,984	195	4	1,061	1,983	12	1,944	12,837
% Change	13.0	59.0	50.0	-73.3	45.7	42.5	200.0	139.1	37.6
2011	5,002	1,248	130	15	728	1,392	4	813	9,332
% Change	-17.4	7.8	4.0	87.5	-12.1	-4.9	-89.5	185.3	-6.3
2010	6,054	1,158	125	8	828	1,463	38	285	9,959
% Change	55.9	25.3	-9.4	-42.9	36.2	**	**	-2.7	57.7
2009	3,883	924	138	14	608	453	4	293	6,317
% Change	49.1	50.5	200.0	**	-18.6	-81.9	-81.0	**	-4.5
2008	2,604	614	46	2	747	2,507	21	74	6,615
% Change	-65.9	-51.7	-11.5	-93.1	-54.6	-35.0	-44.7	-79.2	-55.6
2007	7,644	1,270	52	29	1,644	3,856	38	355	14,888

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
November 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Nov 2017	Nov 2016	Nov 2017	Nov 2016	Nov 2017	Nov 2016	Nov 2017	Nov 2016	Nov 2017	Nov 2016	% Change
Edmonton City	288	324	118	128	74	51	4	264	484	767	-36.9
Beaumont Town	19	25	6	2	6	0	0	0	31	27	14.8
Calmar Town	1	0	0	0	0	0	0	0	1	0	n/a
Devon Town	0	1	0	0	0	0	0	32	0	33	-100.0
Fort Saskatchewan City	5	3	2	8	0	0	0	0	7	11	-36.4
Gibbons Town	0	1	0	0	0	0	0	0	0	1	-100.0
Leduc City	14	7	8	10	4	0	0	0	26	17	52.9
Leduc County	5	8	0	2	0	0	0	0	5	10	-50.0
Morinville Town	1	2	0	0	0	0	0	0	1	2	-50.0
Parkland County	12	15	0	0	0	0	0	0	12	15	-20.0
Spruce Grove City	0	15	0	18	19	0	0	0	19	33	-42.4
St. Albert City	11	14	6	10	0	13	268	0	285	37	**
Stony Plain Town	3	4	0	2	0	0	0	0	3	6	-50.0
Strathcona County	30	13	8	6	3	4	0	0	41	23	78.3
Sturgeon County	8	2	0	0	0	0	0	0	8	2	**
Remainder of the CMA	3	2	0	0	0	0	0	0	3	2	50.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	400	436	148	186	106	68	272	296	926	986	-6.1

Table 2.1: Starts by Submarket and by Dwelling Type
January - November 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Edmonton City	3,266	2,753	1,276	1,234	965	962	2,453	1,721	7,960	6,670	19.3
Beaumont Town	186	163	38	30	15	4	22	0	261	197	32.5
Calmar Town	8	4	0	0	0	0	0	0	8	4	100.0
Devon Town	11	8	8	10	0	0	0	32	19	50	-62.0
Fort Saskatchewan City	95	74	70	100	16	24	0	48	181	246	-26.4
Gibbons Town	1	1	0	0	3	0	0	0	4	1	**
Leduc City	170	103	68	66	89	34	0	0	327	203	61.1
Leduc County	43	83	4	8	0	3	0	0	47	94	-50.0
Morinville Town	47	22	10	8	0	0	0	0	57	30	90.0
Parkland County	138	119	2	0	0	0	0	0	140	119	17.6
Spruce Grove City	126	146	140	140	35	78	0	0	301	364	-17.3
St. Albert City	137	117	64	112	27	50	582	406	810	685	18.2
Stony Plain Town	39	58	16	38	0	3	0	3	55	102	-46.1
Strathcona County	235	158	102	88	42	18	51	172	430	436	-1.4
Sturgeon County	91	94	0	0	0	0	0	0	91	94	-3.2
Remainder of the CMA	23	23	0	2	4	4	0	0	27	29	-6.9
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	4,616	3,926	1,798	1,836	1,196	1,180	3,108	2,382	10,718	9,324	15.0

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
November 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Nov 2017	Nov 2016	Nov 2017	Nov 2016	Nov 2017	Nov 2016	Nov 2017	Nov 2016
Edmonton City	74	51	0	0	4	132	0	132
Beaumont Town	6	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	32	0	0
Fort Saskatchewan City	0	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	4	0	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	11	0	8	0	0	0	0	0
St. Albert City	0	13	0	0	268	0	0	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	3	4	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	98	68	8	0	272	164	0	132

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - November 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Edmonton City	906	862	59	100	1,574	963	879	758
Beaumont Town	15	4	0	0	22	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	32	0	0
Fort Saskatchewan City	16	24	0	0	0	0	0	48
Gibbons Town	3	0	0	0	0	0	0	0
Leduc City	89	34	0	0	0	0	0	0
Leduc County	0	3	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	27	78	8	0	0	0	0	0
St. Albert City	27	35	0	15	418	406	164	0
Stony Plain Town	0	3	0	0	0	3	0	0
Strathcona County	42	18	0	0	51	0	0	172
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	4	4	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	1,129	1,065	67	115	2,065	1,404	1,043	978

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
November 2017

Submarket	Freehold		Condominium		Rental		Total*	
	Nov 2017	Nov 2016	Nov 2017	Nov 2016	Nov 2017	Nov 2016	Nov 2017	Nov 2016
Edmonton City	456	460	28	175	0	132	484	767
Beaumont Town	31	27	0	0	0	0	31	27
Calmar Town	1	0	0	0	0	0	1	0
Devon Town	0	1	0	32	0	0	0	33
Fort Saskatchewan City	7	11	0	0	0	0	7	11
Gibbons Town	0	1	0	0	0	0	0	1
Leduc City	26	17	0	0	0	0	26	17
Leduc County	5	10	0	0	0	0	5	10
Morinville Town	1	2	0	0	0	0	1	2
Parkland County	12	15	0	0	0	0	12	15
Spruce Grove City	0	33	11	0	8	0	19	33
St. Albert City	17	37	268	0	0	0	285	37
Stony Plain Town	3	6	0	0	0	0	3	6
Strathcona County	41	23	0	0	0	0	41	23
Sturgeon County	8	2	0	0	0	0	8	2
Remainder of the CMA	3	2	0	0	0	0	3	2
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	611	647	307	207	8	132	926	986

Table 2.5: Starts by Submarket and by Intended Market
January - November 2017

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Edmonton City	4,956	4,265	2,066	1,547	938	858	7,960	6,670
Beaumont Town	239	197	22	0	0	0	261	197
Calmar Town	8	4	0	0	0	0	8	4
Devon Town	19	18	0	32	0	0	19	50
Fort Saskatchewan City	171	198	10	0	0	48	181	246
Gibbons Town	1	1	3	0	0	0	4	1
Leduc City	308	185	19	18	0	0	327	203
Leduc County	47	94	0	0	0	0	47	94
Morinville Town	57	30	0	0	0	0	57	30
Parkland County	140	119	0	0	0	0	140	119
Spruce Grove City	274	330	19	34	8	0	301	364
St. Albert City	207	228	439	442	164	15	810	685
Stony Plain Town	55	99	0	3	0	0	55	102
Strathcona County	346	238	84	26	0	172	430	436
Sturgeon County	91	94	0	0	0	0	91	94
Remainder of the CMA	27	29	0	0	0	0	27	29
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	6,946	6,129	2,662	2,102	1,110	1,093	10,718	9,324

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
November 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Nov 2017	Nov 2016	Nov 2017	Nov 2016	Nov 2017	Nov 2016	Nov 2017	Nov 2016	Nov 2017	Nov 2016	% Change
Edmonton City	337	282	82	112	63	112	150	306	632	812	-22.2
Beaumont Town	1	18	0	0	0	0	0	0	1	18	-94.4
Calmar Town	0	0	0	0	0	0	0	0	0	0	n/a
Devon Town	0	0	0	0	0	0	0	0	0	0	n/a
Fort Saskatchewan City	19	10	16	0	0	0	0	0	35	10	**
Gibbons Town	0	0	0	0	0	0	0	0	0	0	n/a
Leduc City	4	10	4	8	0	4	0	0	8	22	-63.6
Leduc County	0	14	0	0	0	3	0	0	0	17	-100.0
Morinville Town	0	2	0	0	0	0	0	0	0	2	-100.0
Parkland County	10	16	0	0	0	0	0	0	10	16	-37.5
Spruce Grove City	13	20	8	12	8	10	0	0	29	42	-31.0
St. Albert City	15	5	8	4	0	5	0	110	23	124	-81.5
Stony Plain Town	2	10	4	4	0	4	0	0	6	18	-66.7
Strathcona County	28	14	14	12	0	0	0	0	42	26	61.5
Sturgeon County	4	3	0	0	0	0	0	0	4	3	33.3
Remainder of the CMA	1	4	0	0	0	0	0	0	1	4	-75.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	434	408	136	152	71	138	150	416	791	1,114	-29.0

Table 3.1: Completions by Submarket and by Dwelling Type
January - November 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Edmonton City	2,973	3,169	1,276	1,578	892	1,202	2,200	4,526	7,341	10,475	-29.9
Beaumont Town	169	163	32	40	0	78	0	71	201	352	-42.9
Calmar Town	5	11	0	0	0	4	0	0	5	15	-66.7
Devon Town	8	3	14	2	0	0	0	0	22	5	**
Fort Saskatchewan City	77	92	86	104	20	105	0	96	183	397	-53.9
Gibbons Town	1	2	0	0	3	0	0	0	4	2	100.0
Leduc City	131	183	68	48	63	65	0	250	262	546	-52.0
Leduc County	59	118	2	4	0	3	0	0	61	125	-51.2
Morinville Town	34	40	12	16	0	0	0	39	46	95	-51.6
Parkland County	108	134	2	0	0	0	0	0	110	134	-17.9
Spruce Grove City	150	162	112	162	50	119	0	140	312	583	-46.5
St. Albert City	108	142	90	78	19	66	285	220	502	506	-0.8
Stony Plain Town	47	55	38	32	0	23	66	126	151	236	-36.0
Strathcona County	180	202	96	76	20	8	228	260	524	546	-4.0
Sturgeon County	78	99	0	0	0	0	0	0	78	99	-21.2
Remainder of the CMA	23	25	4	0	4	8	0	4	31	37	-16.2
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	4,151	4,600	1,832	2,140	1,071	1,681	2,779	5,732	9,833	14,153	-30.5

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
November 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Nov 2017	Nov 2016	Nov 2017	Nov 2016	Nov 2017	Nov 2016	Nov 2017	Nov 2016
Edmonton City	49	80	14	32	33	124	117	182
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	0	4	0	0	0	0	0	0
Leduc County	0	3	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	0	10	8	0	0	0	0	0
St. Albert City	0	5	0	0	0	0	0	110
Stony Plain Town	0	4	0	0	0	0	0	0
Strathcona County	0	0	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	49	106	22	32	33	124	117	292

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - November 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Edmonton City	822	993	70	209	724	2,394	1,476	2,132
Beaumont Town	0	13	0	65	0	8	0	63
Calmar Town	0	0	0	4	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	20	32	0	73	0	0	0	96
Gibbons Town	3	0	0	0	0	0	0	0
Leduc City	63	61	0	4	0	0	0	250
Leduc County	0	3	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	3	0	36
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	30	85	20	34	0	68	0	72
St. Albert City	19	16	0	50	198	0	87	220
Stony Plain Town	0	23	0	0	0	0	66	126
Strathcona County	20	8	0	0	56	0	172	260
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	4	8	0	0	0	0	0	4
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	981	1,242	90	439	978	2,473	1,801	3,259

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
November 2017

Submarket	Freehold		Condominium		Rental		Total*	
	Nov 2017	Nov 2016	Nov 2017	Nov 2016	Nov 2017	Nov 2016	Nov 2017	Nov 2016
Edmonton City	437	403	64	195	131	214	632	812
Beaumont Town	1	18	0	0	0	0	1	18
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	33	10	2	0	0	0	35	10
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	8	22	0	0	0	0	8	22
Leduc County	0	17	0	0	0	0	0	17
Morinville Town	0	2	0	0	0	0	0	2
Parkland County	10	16	0	0	0	0	10	16
Spruce Grove City	21	32	0	10	8	0	29	42
St. Albert City	21	7	2	7	0	110	23	124
Stony Plain Town	6	14	0	4	0	0	6	18
Strathcona County	39	25	3	1	0	0	42	26
Sturgeon County	4	3	0	0	0	0	4	3
Remainder of the CMA	1	4	0	0	0	0	1	4
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	581	573	71	217	139	324	791	1,114

Table 3.5: Completions by Submarket and by Intended Market
January - November 2017

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Edmonton City	4,611	4,944	1,184	3,188	1,546	2,343	7,341	10,475
Beaumont Town	201	216	0	8	0	128	201	352
Calmar Town	5	11	0	0	0	4	5	15
Devon Town	22	5	0	0	0	0	22	5
Fort Saskatchewan City	177	206	6	22	0	169	183	397
Gibbons Town	1	2	3	0	0	0	4	2
Leduc City	244	272	18	20	0	254	262	546
Leduc County	61	125	0	0	0	0	61	125
Morinville Town	46	56	0	3	0	36	46	95
Parkland County	110	134	0	0	0	0	110	134
Spruce Grove City	266	378	26	99	20	106	312	583
St. Albert City	196	210	219	26	87	270	502	506
Stony Plain Town	85	90	0	20	66	126	151	236
Strathcona County	266	258	86	28	172	260	524	546
Sturgeon County	78	99	0	0	0	0	78	99
Remainder of the CMA	31	29	0	4	0	4	31	37
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	6,400	7,035	1,542	3,418	1,891	3,700	9,833	14,153

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
November 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $499,999		$500,000 - $599,999		$600,000 - $699,999		$700,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Edmonton City													
November 2017	56	19.2	92	31.5	85	29.1	27	9.2	32	11.0	292	497,500	537,624
November 2016	41	15.8	74	28.5	76	29.2	31	11.9	38	14.6	260	517,500	558,496
Year-to-date 2017	517	18.0	885	30.9	743	25.9	341	11.9	379	13.2	2,865	505,000	563,115
Year-to-date 2016	420	13.2	894	28.1	978	30.7	423	13.3	471	14.8	3,186	530,000	590,599
Beaumont Town													
November 2017	0	0.0	3	75.0	1	25.0	0	0.0	0	0.0	4	0	486,211
November 2016	4	22.2	9	50.0	5	27.8	0	0.0	0	0.0	18	485,000	463,938
Year-to-date 2017	20	11.8	71	42.0	63	37.3	13	7.7	2	1.2	169	500,000	500,503
Year-to-date 2016	69	43.4	49	30.8	32	20.1	9	5.7	0	0.0	159	420,000	432,655
Calmar Town													
November 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
November 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2017	3	60.0	2	40.0	0	0.0	0	0.0	0	0.0	5	0	0
Year-to-date 2016	12	100.0	0	0.0	0	0.0	0	0.0	0	0.0	12	0	0
Devon Town													
November 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
November 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2017	2	25.0	1	12.5	4	50.0	0	0.0	1	12.5	8	0	0
Year-to-date 2016	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	2	0	0
Fort Saskatchewan City													
November 2017	1	12.5	5	62.5	2	25.0	0	0.0	0	0.0	8	0	466,775
November 2016	3	20.0	7	46.7	3	20.0	1	6.7	1	6.7	15	465,000	484,533
Year-to-date 2017	7	9.9	31	43.7	22	31.0	5	7.0	6	8.5	71	455,000	514,006
Year-to-date 2016	20	15.2	73	55.3	27	20.5	7	5.3	5	3.8	132	465,000	479,253
Gibbons Town													
November 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
November 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2017	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	0	0
Year-to-date 2016	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	0	0
Leduc City													
November 2017	2	50.0	1	25.0	1	25.0	0	0.0	0	0.0	4	0	448,450
November 2016	2	13.3	4	26.7	5	33.3	4	26.7	0	0.0	15	550,000	526,638
Year-to-date 2017	50	40.7	51	41.5	16	13.0	3	2.4	3	2.4	123	425,000	439,127
Year-to-date 2016	60	29.7	91	45.0	30	14.9	15	7.4	6	3.0	202	450,000	464,023
Leduc County													
November 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
November 2016	0	0.0	2	40.0	0	0.0	0	0.0	3	60.0	5	0	682,630
Year-to-date 2017	4	6.9	4	6.9	9	15.5	7	12.1	34	58.6	58	635,000	721,641
Year-to-date 2016	21	20.4	21	20.4	20	19.4	14	13.6	27	26.2	103	570,000	573,735
Morinville Town													
November 2017	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	0	0
November 2016	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	0	0
Year-to-date 2017	21	58.3	12	33.3	3	8.3	0	0.0	0	0.0	36	0	344,707
Year-to-date 2016	21	58.3	14	38.9	1	2.8	0	0.0	0	0.0	36	0	386,967

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
November 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $499,999		$500,000 - $599,999		$600,000 - $699,999		$700,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Parkland County													
November 2017	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	0	0
November 2016	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	0	0
Year-to-date 2017	3	15.0	0	0.0	1	5.0	3	15.0	13	65.0	20	0	793,890
Year-to-date 2016	2	15.4	0	0.0	1	7.7	2	15.4	8	61.5	13	0	0
Spruce Grove City													
November 2017	4	66.7	1	16.7	0	0.0	0	0.0	1	16.7	6	0	430,833
November 2016	3	16.7	6	33.3	6	33.3	2	11.1	1	5.6	18	482,500	507,840
Year-to-date 2017	46	32.4	61	43.0	23	16.2	5	3.5	7	4.9	142	447,500	459,106
Year-to-date 2016	28	15.6	80	44.7	38	21.2	19	10.6	14	7.8	179	475,000	503,485
St. Albert City													
November 2017	1	7.7	5	38.5	1	7.7	3	23.1	3	23.1	13	510,000	571,697
November 2016	0	0.0	1	20.0	1	20.0	2	40.0	1	20.0	5	0	602,798
Year-to-date 2017	9	8.7	20	19.2	28	26.9	27	26.0	20	19.2	104	587,500	593,762
Year-to-date 2016	0	0.0	13	9.3	30	21.4	52	37.1	45	32.1	140	650,000	684,923
Stony Plain Town													
November 2017	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	0	0
November 2016	2	33.3	2	33.3	1	16.7	0	0.0	1	16.7	6	0	467,620
Year-to-date 2017	19	35.2	22	40.7	5	9.3	1	1.9	7	13.0	54	0	533,657
Year-to-date 2016	8	15.1	23	43.4	10	18.9	4	7.5	8	15.1	53	0	495,678
Strathcona County													
November 2017	1	4.2	1	4.2	15	62.5	2	8.3	5	20.8	24	557,500	651,974
November 2016	0	0.0	3	18.8	6	37.5	3	18.8	4	25.0	16	542,500	679,817
Year-to-date 2017	5	3.6	19	13.9	64	46.7	14	10.2	35	25.5	137	565,000	666,917
Year-to-date 2016	4	2.0	48	23.4	67	32.7	30	14.6	56	27.3	205	545,000	698,326
Sturgeon County													
November 2017	1	25.0	2	50.0	0	0.0	0	0.0	1	25.0	4	0	516,250
November 2016	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	0	895,000
Year-to-date 2017	12	14.6	13	15.9	8	9.8	9	11.0	40	48.8	82	720,000	703,468
Year-to-date 2016	28	30.1	8	8.6	11	11.8	10	10.8	36	38.7	93	600,000	682,500
Remainder of the CMA													
November 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
November 2016	3	75.0	1	25.0	0	0.0	0	0.0	0	0.0	4	0	0
Year-to-date 2017	6	75.0	0	0.0	0	0.0	2	25.0	0	0.0	8	0	0
Year-to-date 2016	15	78.9	1	5.3	0	0.0	2	10.5	1	5.3	19	0	0
First Nations													
November 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
November 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Edmonton CMA													
November 2017	68	18.9	111	30.9	105	29.2	32	8.9	43	12.0	359	500,000	540,998
November 2016	59	16.0	109	29.6	103	28.0	43	11.7	54	14.7	368	515,000	555,883
Year-to-date 2017	726	18.7	1,192	30.7	989	25.5	430	11.1	547	14.1	3,884	500,000	559,191
Year-to-date 2016	710	15.7	1,316	29.0	1,245	27.5	587	12.9	677	14.9	4,535	520,000	578,574

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
November 2017

Submarket	Nov 2017	Nov 2016	% Change	YTD 2017	YTD 2016	% Change
Edmonton City	537,624	558,496	-3.7	563,115	590,599	-4.7
Beaumont Town	486,211	463,938	4.8	500,503	432,655	15.7
Calmar Town	-	-	n/a	-	-	n/a
Devon Town	-	-	n/a	-	-	n/a
Fort Saskatchewan City	466,775	484,533	-3.7	514,006	479,253	7.3
Gibbons Town	-	-	n/a	-	-	n/a
Leduc City	448,450	526,638	-14.8	439,127	464,023	-5.4
Leduc County	-	682,630	n/a	721,641	573,735	25.8
Morinville Town	-	-	n/a	344,707	386,967	-10.9
Parkland County	-	-	n/a	793,890	-	n/a
Spruce Grove City	430,833	507,840	-15.2	459,106	503,485	-8.8
St. Albert City	571,697	602,798	-5.2	593,762	684,923	-13.3
Stony Plain Town	-	467,620	n/a	533,657	495,678	7.7
Strathcona County	651,974	679,817	-4.1	666,917	698,326	-4.5
Sturgeon County	516,250	895,000	-42.3	703,468	682,500	3.1
Remainder of the CMA	-	-	n/a	-	-	n/a
First Nations	-	-	n/a	-	-	n/a
Edmonton CMA	540,998	555,883	-2.7	559,191	578,574	-3.4

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Edmonton

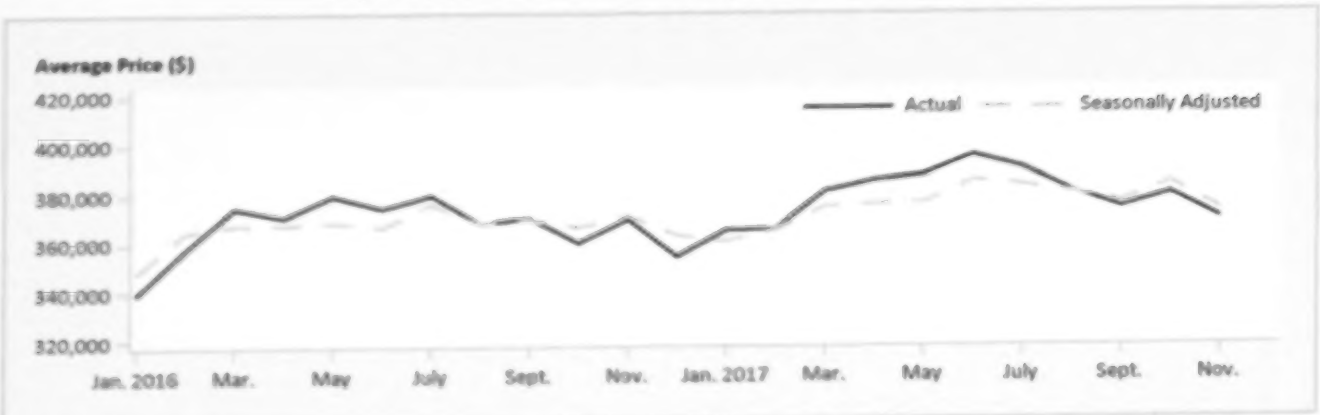


Figure 5.2: MLS® Residential Sales for Edmonton

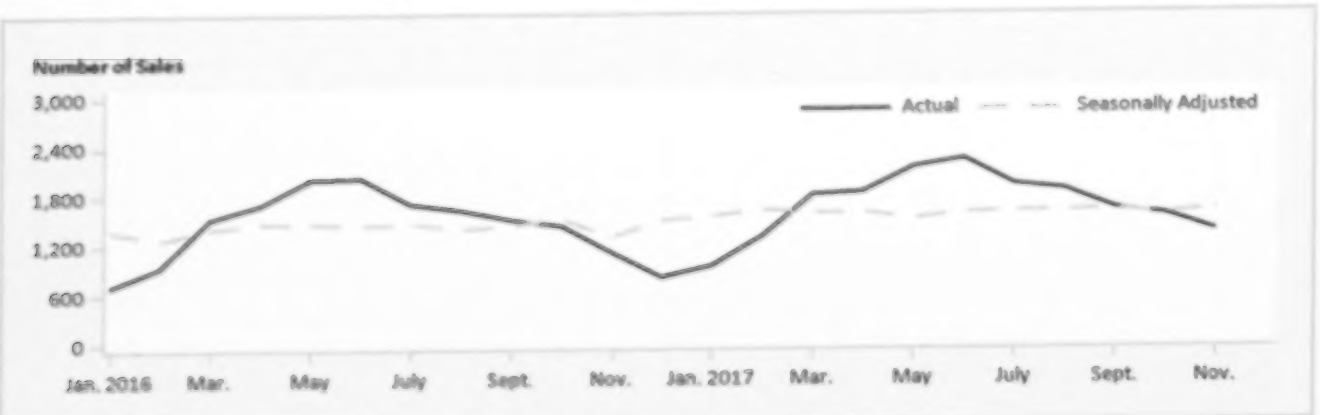
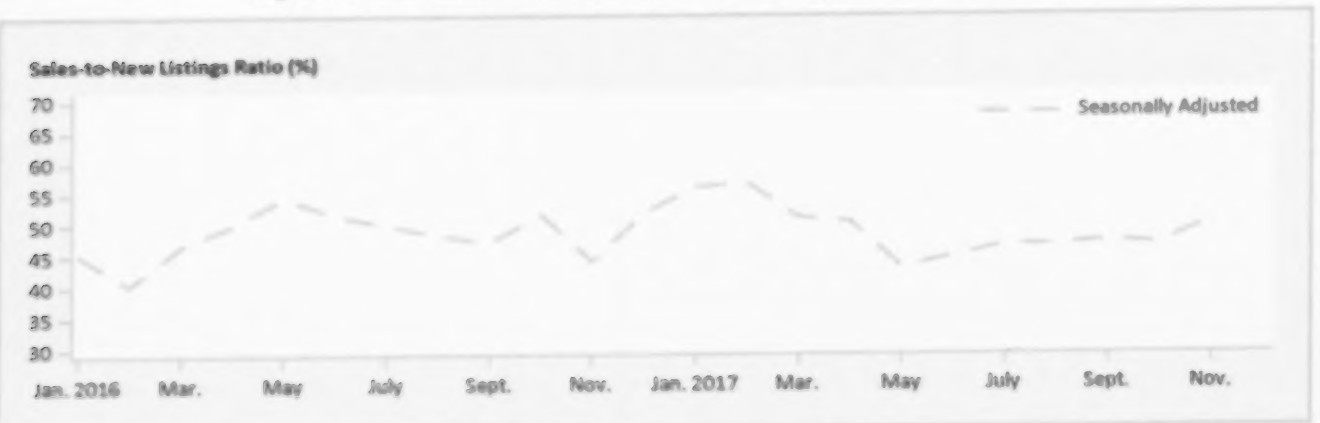


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Edmonton



MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA / Haver Analytics

Table 6: Economic Indicators
November 2017

		Interest Rates			NHPI, Total, Edmonton CMA 2016.12 =100	CPI, 2002 =100	Edmonton Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2016	January	561	3.14	4.64	100.6	133.4	777	6.6	74.8	1,098
	February	561	3.14	4.64	100.6	133.3	777	6.9	75.0	1,108
	March	561	3.14	4.64	100.6	134.7	780	7.0	75.2	1,113
	April	561	3.14	4.64	100.6	135.0	782	7.1	75.3	1,127
	May	561	3.14	4.64	100.6	135.4	778	7.0	74.8	1,130
	June	561	3.14	4.64	100.2	136.2	770	7.1	74.0	1,136
	July	567	3.14	4.74	100.3	135.3	758	7.7	73.2	1,149
	August	567	3.14	4.74	100.2	135.6	751	7.9	72.6	1,149
	September	561	3.14	4.64	99.9	135.2	750	7.7	72.3	1,151
	October	561	3.14	4.64	99.9	135.7	751	6.9	71.6	1,139
	November	561	3.14	4.64	99.8	134.8	750	6.9	71.5	1,138
	December	561	3.14	4.64	100.0	134.7	747	7.5	71.6	1,132
2017	January	561	3.14	4.64	100.0	136.9	748	8.1	72.1	1,121
	February	561	3.14	4.64	100.2	136.6	750	8.3	72.5	1,103
	March	561	3.14	4.64	100.2	136.7	757	8.4	73.1	1,090
	April	561	3.14	4.64	100.0	137.3	763	8.1	73.3	1,085
	May	561	3.14	4.64	100.0	137.1	767	7.9	73.3	1,089
	June	561	3.14	4.64	99.8	136.7	763	7.9	72.9	1,098
	July	573	3.14	4.84	99.8	136.8	759	8.5	72.8	1,115
	August	573	3.14	4.84	99.9	137.1	760	8.7	73.1	1,143
	September	575	3.09	4.89	99.8	136.7	765	8.5	73.2	1,161
	October	581	3.24	4.99	99.8	137.5	771	8.2	73.4	1,168
	November	581	3.24	4.99		138.5	772	7.8	73.2	1,166
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology
The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology
The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a population centre (known as the core). A CMA must have a total population of at least 100,000 of which 50,000 or more must live in the core based on adjusted data from the previous Census of Population Program. A CA must have a core population of at least 10,000 also based on data from the previous Census of Population Program. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the core, as measured by commuting flows derived from data on place of work from the previous Census Program.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

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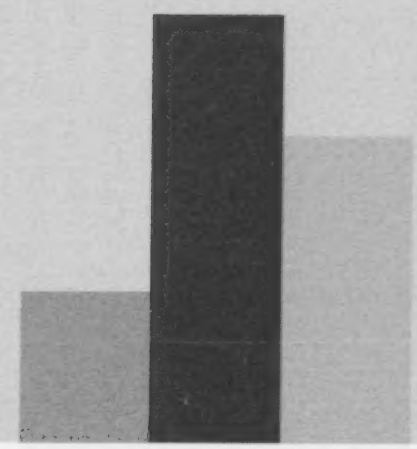

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- Housing Market Outlook, Highlight Reports – Regional and Northern
- Housing Market Outlook, Canada and Major Centres
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- Preliminary Housing Starts Data
- Rental Market Reports, Canada and Provincial Highlights
- Rental Market Reports, Major Centres
- Residential Construction Digest, Prairie Centres
- Seniors' Housing Reports

FREE DATA TABLES AVAILABLE ON-LINE

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- Comprehensive Rental Market Survey Tables
- Comprehensive New Home Construction Tables

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